



City of Seattle

Gregory J. Nickels, Mayor

**Department of Planning & Development**

D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3003850  
**Applicant Name:** Brittani Ard  
**Address of Proposal:** 10524 20<sup>th</sup> Avenue NE

**SUMMARY OF PROPOSED ACTION**

Land Use Permit to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A) 7,200 sq. ft., B) 8,276 sq. ft., and C) 7,202 sq. ft. The existing structures will be removed.

The following approval is required:

**Short Subdivision** - to create three parcels of land. (SMC Chapter 23.24)

**BACKGROUND DATA**

Zoning: SF 7200

Uses on Site: Single family residence and three sheds.

**Substantive Site Characteristics**

This 22,678 sq. ft. lot is located two blocks west of Lake City Way NE and one block east of Victory Heights Park. The site is mapped as being located in a salmon watershed. Thornton Creek is located four blocks south of the site. Development in the vicinity consists primarily of single family residences on varying sized lots. Parcels A and B will have street frontage on 20<sup>th</sup> Avenue NE. Parcel C will obtain vehicle access from a 16 foot wide easement off of 20<sup>th</sup> Avenue NE. The site is developed with a single family residence on proposed Parcels A and B which will be removed. There are trees on each of the proposed parcels including fir, cedar, and deciduous trees. With the exception of one fir tree at the edge of the easement, the trees are along the property lines on each Parcel and will not impact the building sites. The trees on the site are not listed as exceptional trees and the short plat proposal maximizes the retention of trees on the site.

Public Comment:

Four comment letters were received during the comment period which ended January 11, 2006. Concerns were expressed about: increased housing density, a change of neighborhood character, loss of trees, increased traffic circulation, and increased demand for onstreet parking.

**ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is located in an environmentally critical area and the requirements of SMC 25.09.240 have been met. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

**DECISION – SHORT PLAT**

The proposed short plat is **CONDITIONALLY GRANTED.**

## **CONDITIONS – SHORT PLAT**

### **Conditions of Approval Prior to Recording**

The owner(s) and/or responsible party(s) shall:

1. Provide on the plat a joint use and maintenance agreement.
2. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat “For conditions of approval after recording see page \_\_\_\_ of \_\_\_\_.”
3. Provide on the plat the required Seattle City Light easement.
4. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
5. Submit the recording fee and final recording forms for approval.
6. Prepare a Comprehensive Drainage Control Plan for review and approval with this application because there is inadequate drainage infrastructure to serve the proposed short plat per SMC 23.24.040A3. This plan should show proposed flow control mitigation measures. This plan will be recorded with the King County Assessor’s office and a copy of the drainage plan shall accompany all future building permits as a condition of the short plat.

### **Prior to Issuance of any Building Permit**

7. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: (signature on file)  
Malli Anderson, Land Use Planner  
Department of Planning and Development

Date: May 22, 2006